

000439

**CITY OF SAN DIEGO  
M E M O R A N D U M**

RECEIVED  
CITY CLERK'S OFFICE

07 NOV 16 PM 2:48

SAN DIEGO, CALIF. *R*

DATE: November 16, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Lansdale Estates"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Lansdale Estates". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for December 3, 2007.

**NOTICE of Pending Final Map Approval**

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Lansdale Estates" (T.M. No. 334087 PTS No. 138908), located on the north side of Lansdale Drive easterly of Dunham Way in the Carmel Valley Community Plan area in Council District 1 a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

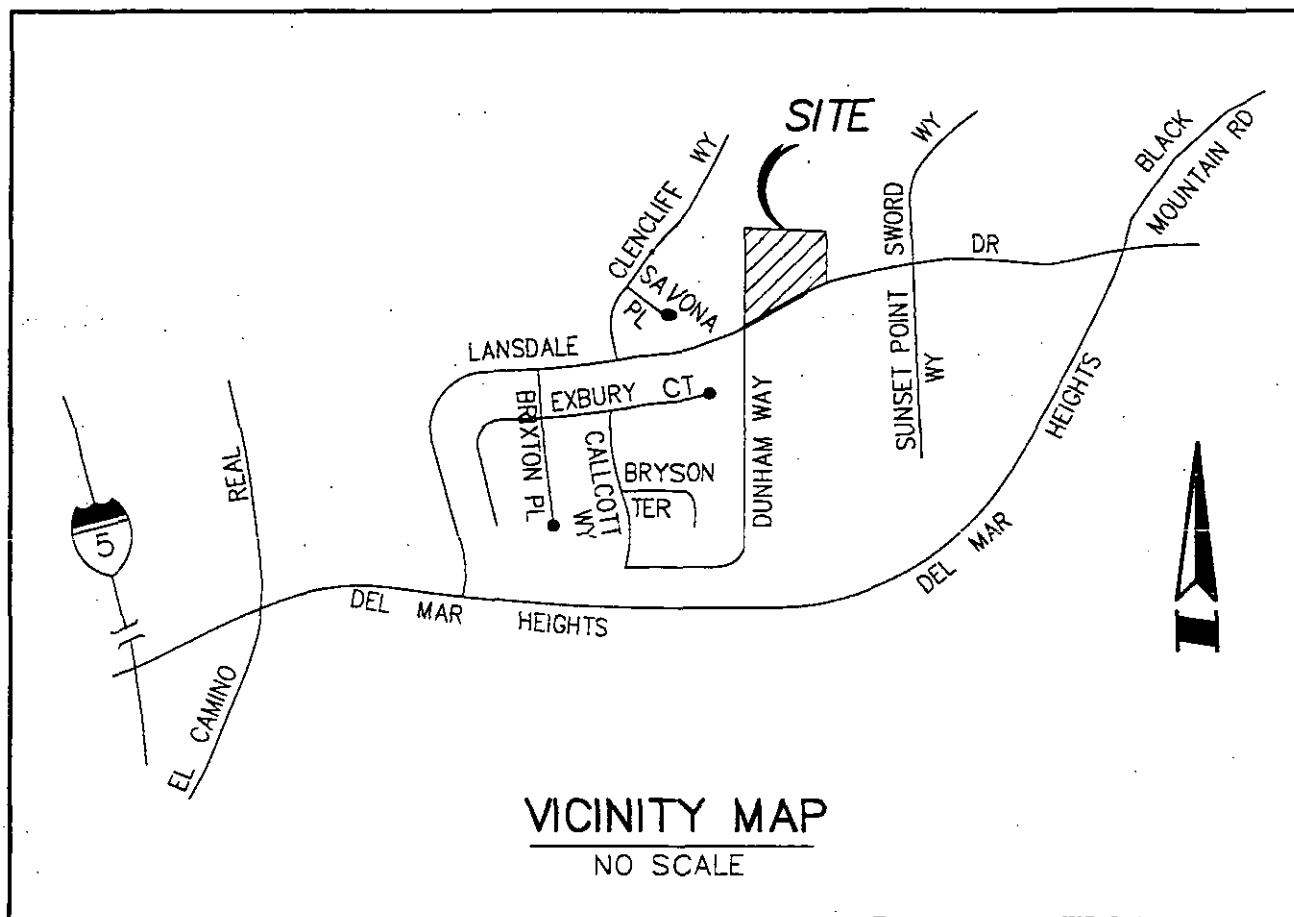
- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 428465 PTS No. 138908

Attachments: Vicinity map, reduced copy of map

000441



## LANSDALE ESTATES

## OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS LANSDALE ESTATES AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE LANSDALE COURT FOR USE AS PUBLIC STREETS AND APPURTENANCES THERE TO, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS PORTION OF LOT 6 SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON"; INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES FOR ACCESS TO THE PROPERTIES WITHIN THIS SUBDIVISION OR THE ADJACENT LANDS FOR EMERGENCY PURPOSES, RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE, GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN EMBODIMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA COMPANY OR OTHER PUBLICLY FRANCHISED ENTITY PROVIDING A MASTER TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHT TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE, EXCEPT AS PROVIDED FOR IN SITE DEVELOPMENT PERMIT NO. 427882, OVER, UPON OR ACROSS ALL THOSE PORTIONS OF LOTS 3, 4, 5 AND 6 WITH THE EXCEPTION OF THOSE PORTIONS OF SAID LOTS AS ARE SHOWN AND DESIGNATED AS BUILDING SITES, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT GRANTED HEREON" RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT(S) HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENT TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL ABUTTERS' RIGHTS OF ACCESS IN AND TO LANSDALE DRIVE, ADJACENT AND CONTIGUOUS TO LOTS 1 AND 8 INCLUSIVE, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION. THE CITY ENGINEER IS AUTHORIZED TO REVEAL ALL OR PART OF SAID ACCESS RIGHTS IF THERE IS A CHANGE IN CIRCUMSTANCES MAKING ACCESS NECESSARY AND SAFE.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHT-OF-WAY, IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

DEL MAR WHOMILL ESTATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER

BY: FOUR BY FOUR CONSTRUCTION, INC., A CALIFORNIA CORPORATION, AS MANAGER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
-ETT J. FARGO, PRESIDENT

BEING A CONSOLIDATION AND SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 4244, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 20, 1975, TOGETHER WITH THOSE PORTIONS OF LANSDALE DRIVE AND FORMER BLACK MOUNTAIN ROAD AS DEDICATED TO PUBLIC USE.

PORTION OF LANSDALE DRIVE DEDICATED PER OLD SURVEY (O.S.) 57 IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN VACATED PURSUANT TO SECTION 66434 (4) OF THE SUBDIVISION MAP ACT.

SUBDIVISION GUARANTEE PROVIDED BY CHICAGO TITLE COMPANY ORDER NO. 803040922-USO.

THE SIGNATURES OF THE PARTIES LISTED BELOW, HOLDERS OF EASEMENTS PER DOCUMENTS NOTED, HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 66438, SUBSECTION (4)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- A. PUBLIC UTILITY EASEMENT GRANTED TO PACIFIC BELL, RECORDED FEBRUARY 26, 1988, AS INSTRUMENT NO. 88-088728 OF OFFICIAL RECORDS.
- B. PUBLIC UTILITY EASEMENT GRANTED TO AN DIEGO GAS AND ELECTRIC COMPANY RECORDED DECEMBER 31, 1987, AS INSTRUMENT NO. 87-718236 OF OFFICIAL RECORDS.
- C. THE CITY OF SAN DIEGO OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES BY DOCUMENT RECORDED OCTOBER 31, 1987 AS INSTRUMENT NO. 87-078040 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA | SS  
COUNTY OF SAN DIEGO |

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
AND \_\_\_\_\_  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS SAN DIEGO COUNTY.

## SD&amp;E JOINT USE AGREEMENT

IN LIEU OF DEDICATION, SAN DIEGO GAS AND ELECTRIC COMPANY HEREBY CONSENTS THAT PUBLIC STREETS MAY BE CONSTRUCTED AND MAINTAINED OVER, UPON AND ACROSS PORTIONS OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS AND RIGHT-OF-WAYS RECORDED DECEMBER 31, 1987 AS INSTRUMENT NO. 87-718236 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING WITHIN THE BOUNDARY OF THE FOLLOWING STREET, LANSDALE COURT HEREINAFTER REFERRED TO AS AREAS, SUBJECT TO THE FOLLOWING:

- (A) IN THE EVENT THAT THE FUTURE USE OR ALTERATION OF SAID AREAS BY THE CITY FOR STREETS OR PUBLIC IMPROVEMENTS INCIDENTAL THERETO, SHALL AT ANY ONE OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF ANY OF THE COMPANY'S FACILITIES OR THE ACQUISITION OF ADDITIONAL PROPERTY EASEMENTS, OR BOTH, PURSUANT THERETO, THE SAME SHALL BE PERFORMED BY COMPANY, OR BY ANY OTHER PARTY WITH THE CONSENT OF COMPANY, AT THE COST OF THE CITY.
- (B) IN THE EVENT THAT THE FUTURE USE OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES BY COMPANY SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF THE PUBLIC IMPROVEMENTS INCIDENTAL THERETO, THE SAME SHALL BE PERFORMED AT THE COST OF THE COMPANY.
- (C) ALL USES OF SAID AREAS BY EITHER PARTY SHALL BE SUCH AS WILL NOT PERMANENTLY INTERRUPT THE USE OR OPERATION OF THE FACILITIES THEREOF OF THE PARTY; USES OF SAID AREAS BY EITHER PARTY WHICH TEMPORARILY INTERFERE WITH THE USE OF THE OTHER PARTY, WILL BE MADE ONLY WHEN REASONABLY NECESSARY AND WILL BE PROMPTLY TERMINATED AS SOON AS THE NECESSITY THEREFORE NO LONGER EXISTS.
- (D) SAN DIEGO GAS AND ELECTRIC COMPANY RETAINS THE RIGHT TO REVIEW AND APPROVE OF SPECIFIC LOCATIONS OF ALL FACILITIES WITHIN ITS EASEMENT TO AVOID CONFLICT WITH EXISTING AND FUTURE COMPANY FACILITIES. SUCH APPROVALS SHALL BE GRANTED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S LETTER OF PERMISSION FOR GRADING AND CONSTRUCTION OF IMPROVEMENTS AND APPROVALS SHALL NOT BE UNREASONABLY WITHHELD.
- (E) IF THE CITY SHALL HEREAFTER VACATE OR ABANDON IN WHOLE OR IN PART, THE AREAS WHICH ARE OCCUPIED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES, THE CITY SHALL, IN THE VACATION OR ABANDONMENT PROCEEDINGS, RESERVE TO COMPANY ALL RIGHTS OWNED TO COMPANY PRIOR TO THE EXECUTION OF THIS CERTIFICATE.
- (F) EXCEPT AS EXPRESSLY HEREIN SET FORTH, THIS AGREEMENT SHALL NOT IN ANY WAY ALTER, MODIFY OR TERMINATE ANY OF COMPANY'S PRIOR RIGHTS IN SAID AREA.

IN WITNESS WHEREOF, SAN DIEGO GAS AND ELECTRIC COMPANY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED UNDER ITS CORPORATE NAME AND BY ITS PROPER OFFICER THEREunto DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION

BY: \_\_\_\_\_  
MANAGER  
(LAND AND DEVELOPMENTAL DEPT.)

## CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON \_\_\_\_\_ AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

I FURTHER CERTIFY THAT THE PUBLIC STREET LISTED HEREON AS BEING VACATED PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT IS HEREBY VACATED BY THE RECOMBINATION OF THIS MAP ACCORDING TO CITY COUNCIL RESOLUTION NO. R-302783, ADOPTED JULY 9, 2007.

IN WITNESS WHEREOF THERE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

ELIZABETH MALAND  
CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

## ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFF J. FARGO ON APRIL 30, 2007. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: JORGE H. PALACIOS, R.C.E. 32031  
LICENSE EXPIRES 12-31-08

DATE: \_\_\_\_\_



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

HOSSON RUM  
CITY ENGINEER

BY: ANNE HOPPE, DEPUTY, L.S. 7168

DATE: \_\_\_\_\_

## CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, THOMAS J. PASTRUSKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS PASTRUSKA  
CLERK OF THE BOARD  
OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

DATE: \_\_\_\_\_

FILE NO. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 AT \_\_\_\_\_ N. IN BOOK  
OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT REQUEST OF JORGE H. PALACIOS

GREGORY J. SMITH, COUNTY RECORDER BY: \_\_\_\_\_  
DEPUTY

FEE: \$12.00

000442

## LANSDALE ESTATES PROCEDURE OF SURVEY

SHEET 2 OF 3 SHEETS

### LEGEND

- INDICATES FOUND 3/4" IRON PIPE WITH PLUG STAMPED "RCE 22606" PER MAP 11734, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "RCE 22606" PER MAP 11734.
- ① INDICATES FOUND 2" IRON PIPE, DISC ILLEGIBLE, ACCEPTED AS 2" IRON PIPE WITH DISC STAMPED "RCE 22606" PER MAP 12146 AND MAP 11734, RESET WITH BRASS DISC STAMPED "RCE 32031".
- INDICATES FOUND LEAD & DISC STAMPED "RCE 22606" PER MAP 11734, UNLESS NOTED OTHERWISE.
- INDICATES FOUND PUNCH HOLE IN CONCRETE SIDEWALK, ACCEPTED AS REMAINS OF DISC STAMPED "22606" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 7.00' MEASURED RADially TO RIGHT OF WAY PER MAP 12146, RESET WITH DISC STAMPED "RCE 32031".
- ▲ INDICATES FOUND STREET WELL MONUMENT WITH BRASS DISC STAMPED "RCE 22606" PER MAP 11734.
- ▲ INDICATES FOUND STREET WELL MONUMENT WITH BRASS DISC STAMPED "RCE 22606" PER MAP 14649.
- INDICATES FOUND GPS CONTROL MONUMENT PER ROS 14492.

- ① ② INDICATES FIRST AND LAST LOT NUMBERS
- ( ) INDICATES RECORD DATA PER PM NO. 4244, UNLESS NOTED OTHERWISE
- | | INDICATES RECORD DATA PER MAP NO. 14649
- | | INDICATES RECORD DATA PER MAP NO. 11734
- ( ) INDICATES RECORD DATA PER MAP NO. 12146
- INDICATES PARCEL BOUNDARY
- ||||| INDICATES VEHICULAR ACCESS RIGHTS RELINQUISHED TO THE CITY OF SAN DIEGO.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CALIFORNIA COORDINATE SYSTEM CCS 83 ZONE 6, EPOCH 1991.35. TRAVERSE MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREON. THE CCS 83 COORDINATES OF POINTS "A" AND "B" ARE ESTABLISHED FROM G.P.S. STATION 484 AND G.P.S. STATION 514 PER ROS MAP NO. 14492. BEARING A-B: N87°50'54"W.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT "A" IS 0.99995477  
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.  
ELEVATION @ POINT "A" = 332.04

### NOTES

1. TOTAL NUMBER OF LOTS IS 8.
2. TOTAL AREA WITHIN SUBDIVISION BOUNDARY IS 1.964 ACRES.
3. UNLESS OTHERWISE SHOWN ON THIS MAP:
  - A) LOT CORNERS ALONG THE SIDEWALK OF DEDICATED STREET RIGHT-OF-WAY WILL BE MONUMENTED BY A DISC PERMANENTLY MARKED WITH "RCE 32031" SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 7.00' IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADially OR AT RIGHT ANGLES TO THE RIGHT-OF-WAY LINE.
  - B) ALL PORTS OF CURVE OF THE SIDEWALKS OF DEDICATED STREETS WILL BE MONUMENTED BY A DISC STAMPED "RCE 32031" SET AN OFFSET OF 7.00' IN THE SIDEWALK. THE OFFSET SHALL BE MEASURED RADially.
  - C) ALL LOT CORNERS EXCEPT AS DESCRIBED ABOVE WILL BE MONUMENTED BY A 3/4" x 18" IRON PIPE WITH A PLUG STAMPED "RCE 32031".
4. ANY PROPERTY CORNERS ALONG SUBDIVISION BOUNDARY THAT ARE DESTROYED DURING CONSTRUCTION WILL BE REPLACED IN KIND WITH A 2" x 24" IRON PIPE WITH BRASS DISC STAMPED "RCE 32031" OR A 3/4" x 18" IRON PIPE WITH A PLUG STAMPED "RCE 32031".

CITY OF SAN DIEGO GPS CONTROL MONUMENT  
NO. 484 FOUND LEAD AND BRASS TAG STAMPED  
RCE 22606 IN CONC WALK  
N. 1930833.93  
E. 4268202.85

CITY OF SAN DIEGO GPS CONTROL MONUMENT  
NO. 514 FOUND LEAD AND BRASS TAG STAMPED  
RCE 22606 IN CONC WALK  
N. 1930833.93  
E. 4268202.85

PARCEL F  
N.C.W. NEIGHBORHOOD 7,  
UNIT 12  
MAP NO. 11734

(POINT A)  
N 1930392.55  
E 6265285.21

PARCEL 1  
N.C.W. NEIGHBORHOOD  
4A, UNIT 2  
MAP NO. 12146

N.C.W. NEIGHBORHOOD 7,  
UNIT 12  
MAP NO. 11734

PARCEL 1  
PARCEL 2  
PM 4244

PORTION OF BLACK MOUNTAIN ROAD  
DEDICATED PER D.S. 57 AND RENAMED  
AS "LANSDALE DRIVE" PER CITY  
COUNCIL RESOLUTION NO. 271607,  
ADOPTED 8-8-88

PORTION OF LANSDALE DRIVE DEDICATED PER CITY  
COUNCIL RESOLUTION NO. 267174, ADOPTED 11-24-86,  
RECORDED 02-11-87 AS INSTRUMENT NO. 87-075010, O.R.

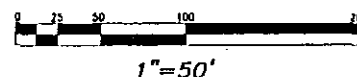
PORTION OF LANSDALE DRIVE  
DEDICATED PER CITY COUNCIL  
RESOLUTION NO. 267170,  
ADOPTED 12-15-86

PORTION OF DUNHAM WAY DEDICATED PER  
CITY COUNCIL RESOLUTION NO. 267170,  
ADOPTED 12-15-86  
N.C.W. NEIGHBORHOOD 7,  
UNIT 11A  
MAP NO. 11747

PORTION OF DUNHAM WAY  
DEDICATED PER MAP 11747

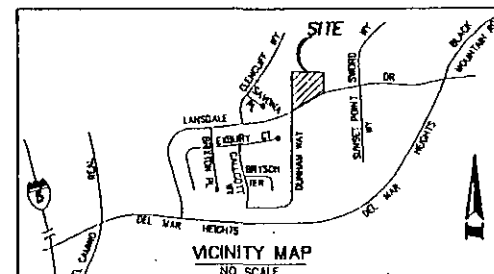
POINT CARMEL  
MAP NO. 14649

CONVERGENCE ANGLE  
CONVERGENCE ANGLE  
AT POINT "A".

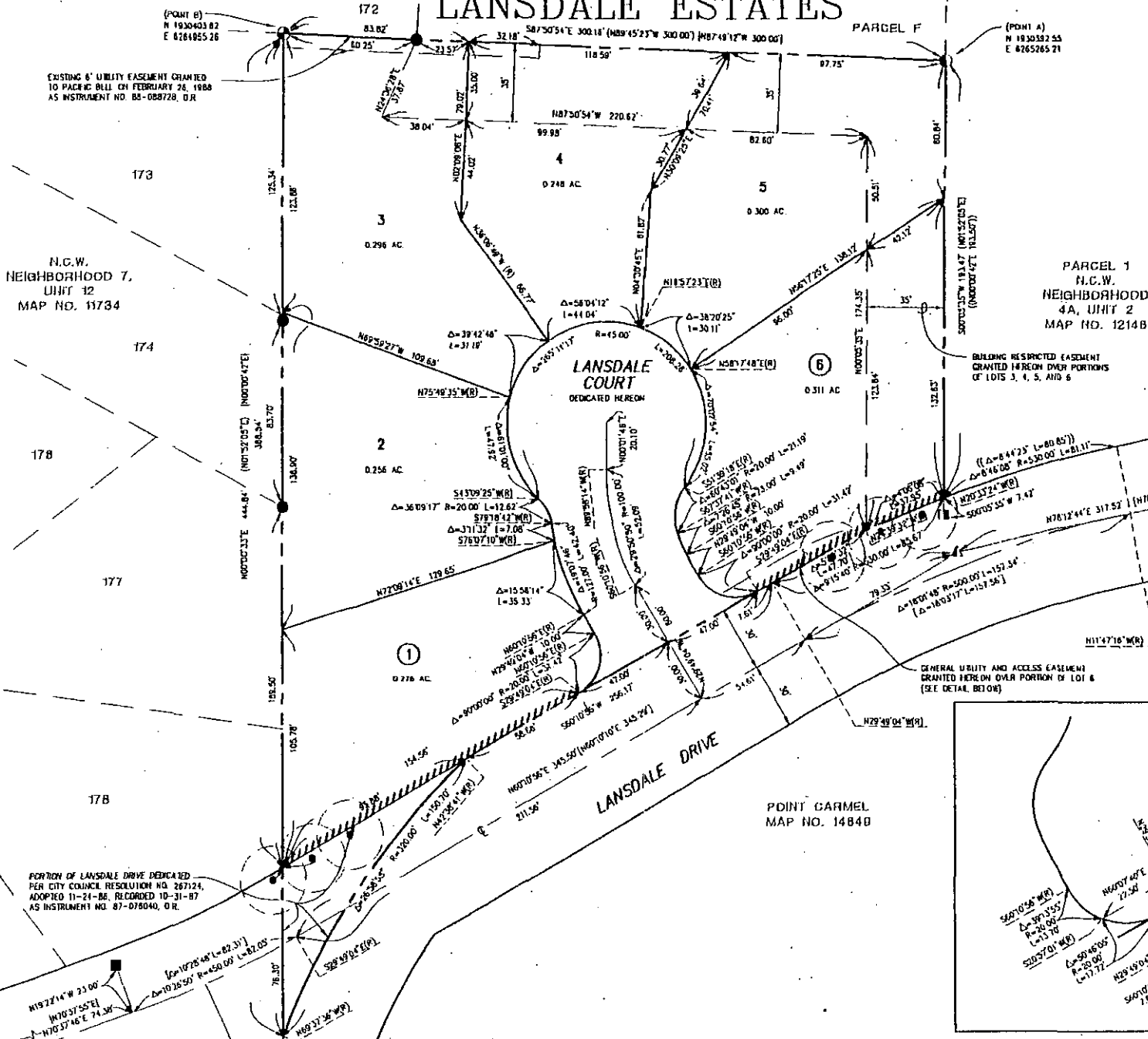


### EASEMENTS NON-PLOTTABLE

AN EXISTING UTILITY EASEMENT FOR PUBLIC UTILITIES,  
AND INGRESS AND EGRESS PURPOSES GRANTED TO THE  
SAN DIEGO GAS AND ELECTRIC COMPANY ON DECEMBER  
31, 1987 AS INSTRUMENT NO. 87-176236, O.R.



# LANSDALE ESTATES



000444